

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 800 SAN ANTONIO STREET FROM MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-HISTORIC (MF-4-H) COMBINING DISTRICT TO DOWNTOWN MIXED USE-HISTORIC-CONDITIONAL OVERLAY (DMU-H-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence moderate-high density-historic (MF-4-H) combining district to downtown mixed use-historic-conditional overlay (DMU-H-CO) combining district on the property described in Zoning Case No. C14-06-0187, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: The east 22 feet of the south one-half of Lot 2, and the south one-half of Lots 3 and 4, Block 102, Original City of Austin, according to the map or plat recorded in the General Land Office of the State of Texas and being the same property described by metes and bounds in a Warranty Deed of record in Volume 4857, Page 634, Deed Records of Travis County, Texas; and

Tract Two: A 230.75 square foot tract of land, more or less, being a portion of the vacated West 8th Street conveyed by metes and bounds in a Quitclaim Deed of record in Volume 5513, Page 1258, Deed Records of Travis County, Texas; Tracts One and Two being further described and conveyed by Warranty Deed of record in Document No. 2003121284, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 800 San Antonio Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- 1. The maximum height of a building or structure may not exceed 55 feet above ground level.

- 1 2. For a building or structure constructed on the Property, a minimum 30 percent gross
2 floor area shall be for a residential use.
3
4 3. A site plan or building permit for the Property may not be approved, released, or
5 issued, if the completed development or uses of the Property, considered cumulatively
6 with all existing or previously authorized development and uses, generate traffic that
7 exceeds 2,000 trips per day.
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9 Except as specifically restricted under this ordinance, the Property may be developed and
10 used in accordance with the regulations established for the downtown mixed use (DMU)
11 base district and other applicable requirements of the City Code:
12

13 **PART 3.** This ordinance takes effect on _____, 2006.
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16 **PASSED AND APPROVED**
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18
19
20 _____, 2006. §
21

22 Will Wynn
23 Mayor
24

25 **APPROVED:** _____ **ATTEST:** _____
26 David Allan Smith Shirley A. Gentry
27 City Attorney City Clerk

